

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Jacob Realty, Inc., Beverly Hills, Inc.
Cinder Realty, Inc., Attorney legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone; for the following reasons:

1. Error in zoning map.
2. Change in neighborhood.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

JACOBI REALTY, INC.

BEVERLY HILLS, INC.

BY: *Mildred S. Kuster, Sec*

CINDER REALTY, INC.

BY: *Mildred S. Kuster, Sec*

ATTMAN CONSTRUCTION CO., INC.

BY: *Mildred S. Kuster, Sec*

Equitable Building, Baltimore, Md. 21202

Protestant's Attorney

Fred E. Wald

Masonic Building, Towson, Md. 21204

VA 8-5678

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of March, 1965, at 11:00 o'clock.

A. M. 2-155 AM

Zoning Commissioner of Baltimore County.

(over)

11:00A 2/18/65

65-235R

11:00A 2/18/65

11:00A 2/18/65

11:00A 2/18/65

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Re-classification should be had; and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of 1965, that the herein described property or area should be and

the same is hereby reclassified; from a zone to a

zone, and/or a Special Exception for a should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

day of 1965, that the above re-classification be and the same is hereby

DENIED and that the above described property or area be and the same is hereby continued as and

to remain a zone; and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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Matz, Childs & Associates, Inc.

Engineers - Surveyors - Site Planners

2129 N. Charles St. - Baltimore, Maryland 21218

605-5585

13.8094 ACRE PARCEL - NORTH SIDE OF HAZELWOOD

AVENUE - SOUTHEAST OF NORTHEASTERN EXPRESSWAY -

WEST OF KENWOOD AVENUE - FOURTEENTH ELECTION

DISTRICT - BALTIMORE COUNTY, MARYLAND.

Present Zoning R6

Proposed Zoning RA

Beginning for the same at a point in the center line of Hazelwood Avenue,

at the distance of 200 feet, more or less, as measured westerly along said

center line from its intersection with the center line of Ellinwood Road, said

point of beginning being in the eighth line of that parcel of land described in

a deed from Harvey C. Bickel and wife to Frank J. Emala, dated September

1, 1943 and recorded among the Land Records of Baltimore County in Liber

R.J.S. 1308, page 167, running thence, binding on said center line of

Hazelwood Avenue N. 89° 59' 50" W - 320.91 feet to the end of the third line

of the land which by deed dated April 21, 1938 and recorded among the afore-

said Land Records in Liber C.W.B. Jr. 1039, Page 17 was conveyed by

William P. Quick to Adam P. Quick and wife, thence binding reversely on

said last mentioned third line, N. 22° 16' 30" E - 293.00 feet, thence

reversely along the second line of said last mentioned land and continuing

said line reversely along the third line of the land which by deed dated

August 9, 1939 and recorded among said Land Records in Liber C.W.B. Jr.

1072, Page 337 was conveyed by William P. Quick to Adam P. Quick and

wife, in all, N. 89° 59' 50" W - 185.60 feet, thence reversely along the

second line of said last mentioned land, S. 22° 16' 30" W - 293.00 feet to

Water Supply

Sewerage

Drainage

Highways

Structures

Developments

Investigations

Reports

</

the center line of Hazelwood Avenue herein referred to, thence binding thereon, N. 89° 59' 50" W - 14.80 feet to the beginning of the second line of the land which by deed dated October 24, 1952 and recorded among said Land Records in Liber G.L.B. 2194, Page 423 was conveyed by Carl J. Bethke and wife to William E. Pfeifer and wife, thence binding on the second line of said last mentioned land, N. 22° 16' 30" E - 382.85 feet to the beginning of the third line thereof, thence binding on the third and fourth lines of said last mentioned land and continuing the same course along the third line of the land which by deed dated January 12, 1953 and recorded among said Land Records in Liber G.L.B. 2233, Page 269 was conveyed by Carl J. Bethke and wife to Theodore Holewczynski and wife, and still continuing the same course along the third line of the land conveyed by Carl J. Bethke and wife to William F. Dillon and wife, dated December 14, 1954 and recorded among said Land Records in Liber G.L.B. 2610, page 544, in all, N. 67° 45' 40" W - 218.25 feet to a point in the second line of the land deeded to Emala as afore-said, thence binding on a part of said second line, N. 21° 18' 05" E - 532.57 feet to a point in the southeast "Right of Way Line" of the Northeastern Expressway, as shown on Plat No. 14660, revised December 6, 1956 and prepared by the State Roads Commission of Maryland, thence binding on a part of said southeast "Right of Way Line" as shown on said plat and on other plats prepared by said State Roads Commission of Maryland, the two following courses and distances: (1) N. 53° 13' 15" E - 198.02 feet and (2) N. 53° 30' 15" E - 282.87 feet, thence S. 77° 46' 05" E - 666.75 feet to a

point in the dividing line between lots No. 69 and 70 as shown on a plat entitled "Plat A - Kenwood Park", and recorded among said Land Records in Plat Book J.W.S. 1, page 323, said last mentioned point being at the beginning of the second line of the land which by deed dated July 12, 1946 and recorded among said Land Records in Liber R.J.S. 1465, Page 331 was conveyed by Joseph Ciekot and wife to Joseph R. Mackie and wife, thence binding on said last mentioned second line S. 25° 02' 00" E - 131.89 feet to the north side of a proposed road or avenue, thirty feet wide, as called for in said last mentioned deed, thence binding on the north side of said road or avenue, N. 89° 28' 40" E - 400.00 feet to the southwest side of Kenwood Avenue as shown on said plat, binding thereon, S. 25° 02' 00" E - 32.92 feet, thence binding on the division line between lots No. 68 and 69 as shown on said plat, S. 89° 28' 40" W - 1131.08 feet to the beginning of the seventh line of that parcel of land first herein referred to, thence binding on the seventh and a part of the eighth line of said first mentioned parcel, in all, S. 00° 31' 20" E - 922.64 feet to the place of beginning.

Containing 13.8094 Acres of land.

RS/jc
J. O. #63284
12/2/64



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 24, 1965
FROM: George E. Gennella, Director
SUBJECT: #65-235-R - R-4 to R-A North side of Hazelwood Avenue 200 feet West of the Intersection of Ellinwood Road. Being the property of Jacob Realty, Inc., et al.
14th District
HEARING: Monday, March 8th, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments with regard to planning factors:

1. The Northeastern Master Plan proposed by this office designates the subject property for lower density use, as it is now zoned. This designation is based upon the lack of collector streets serving the subject parcel and on the fact that sufficient areas nearby are designated for apartment development.
2. While the shape of the subject parcel poses some problems for any type of development, it does not preclude the possibility of development within current zoning restrictions.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James Dyer Date: March 8, 1965
FROM: Mr. Albert Quinby
SUBJECT: Petition - R-4 - Hazelwood and Kenwood Avenues

The subject petition has been reviewed and the following comment is made. The entire corner at Hazelwood and Kenwood Avenues and the expressway must be considered in reference to this petition and this area is too great to be dependent upon private roads entirely. It is the opinion of this office that a public road should run between Hazelwood and Kenwood Avenues embracing the subject tract. There are two alternative ways of doing this, the most logical of which, seems to be the boundary running north and south on Hazelwood Avenue at the east of this property, said road would be half on the subject property and half on the neighboring property crossing the northern extremity of this boundary to Kenwood Avenue. Such a road permits reasonable development of single family homes on the adjoining property and serves the subject property with an entrance to Hazelwood Avenue and ultimately a more useful access to Kenwood Avenue.

ATC/cs

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Fred E. Waldrop, Esquire
Masonic Building
Towson, Maryland 21204

February 5, 1965

SUBJECT: Reclassification R-4 to R-A Zone, for Jacob Realty Inc et al located on 1/2 Hazelwood Avenue, 200' W of Ellinwood Road

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

Office of Planning and Zoning : The Office of Planning and Zoning
Bureau of Traffic Engineering : and the Bureau of Traffic Engineering will review the subject petition and submit any necessary comments at a later date.

The following members had no comments to offer:

Board of Education
Building Department
Health Department
Fire Bureau
Industrial Development Commission
State Roads Commission
Bureau of Engineering

Yours very truly,

JAMES E. DYER
Chief of Permit and
Petition Processing

cc: Office of Planning/Zoning
Bureau of Traffic Engineering

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 30607

DATE 3/8/65

TO: Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204

Office of Planning & Zoning
111 County Office Building
Baltimore, Maryland 21204

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Cost of appeal - property of Jacob Realty, Inc. No. 65-235-R parking, 2 signs	\$80.00 \$80.00
	PAID - Baltimore County, Md. - Office of Finance	
	3-2845 3463 • 30607 TLP-	\$0.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Fred E. Waldrop, Esq.
Masonic Building
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
and day of February, 1965

Owner Name: Jacob Realty, Inc., et al

Reviewed by: James E. Dyer

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 28533

DATE 3/8/65

TO: Mr. John G. Rose, Zoning Commissioner
County Office Building
Towson, Md. 21204

Office of Planning & Zoning
111 County Office Building
Baltimore, Maryland 21204

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
	Cost of appeal - property of Jacob Realty, Inc. No. 65-235-R parking, 2 signs	\$80.00 \$80.00
	PAID - Baltimore County, Md. - Office of Finance	
	3-2845 3463 • 28533 TLP-	\$0.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

FRED E. WALDROP
ATTORNEY AT LAW
MASONIC BUILDING
TOWSON, MARYLAND 21204
VALLEY 6-8878

May 13, 1965



Mr. John G. Rose,
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification R-4 to R-A Zone
N/Z of Hazelwood Avenue 200' West of the
Intersection of Ellinwood Road -14th District
Jacob Realty Inc., -Petitioner
No. 65-235-R

Dear Mr. Rose:

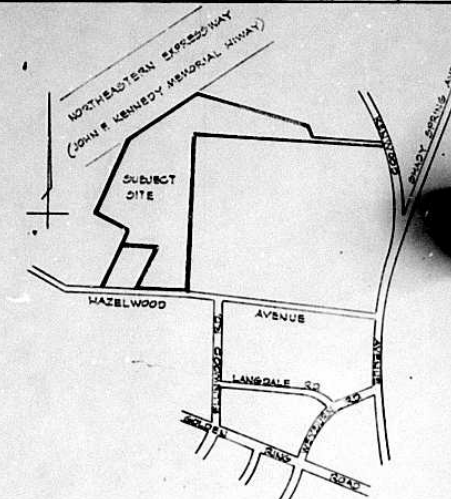
Please enter an Appeal to the County Board of Appeals of Baltimore County on behalf of my client Jacob Realty, Inc. I am enclosing my check in the amount of \$80.00 to cover costs of same.

Very truly yours,

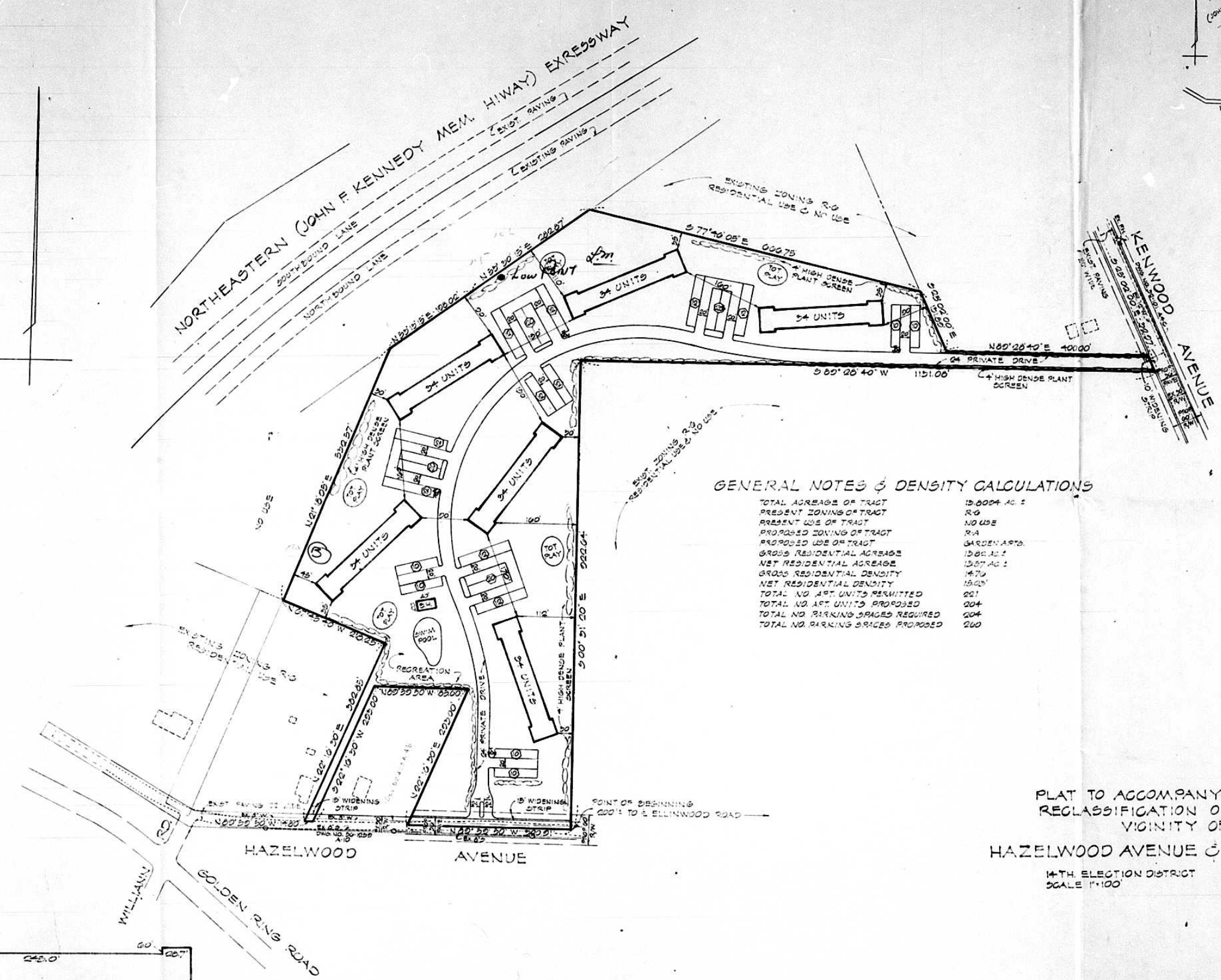
Fred E. Waldrop

FEW:bc

Enc.



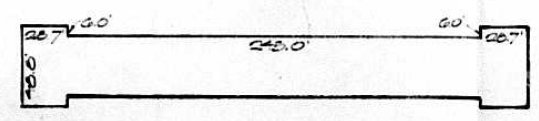
LOCATION PLAN
SCALE 1"=500'



GENERAL NOTES & DENSITY CALCULATIONS

TOTAL ACREAGE OF TRACT	13.0024 AC. ±
PRESENT ZONING OF TRACT	R-6
PRESENT USE OF TRACT	NO USE
PROPOSED ZONING OF TRACT	R-4
PROPOSED USE OF TRACT	GARDEN APTS.
GROSS RESIDENTIAL ACREAGE	13.00 AC. ±
NET RESIDENTIAL ACREAGE	13.00 AC. ±
GROSS RESIDENTIAL DENSITY	14.70
NET RESIDENTIAL DENSITY	15.00
TOTAL NO. APT. UNITS PERMITTED	221
TOTAL NO. APT. UNITS PROPOSED	204
TOTAL NO. PARKING SPACES REQUIRED	204
TOTAL NO. PARKING SPACES PROPOSED	200

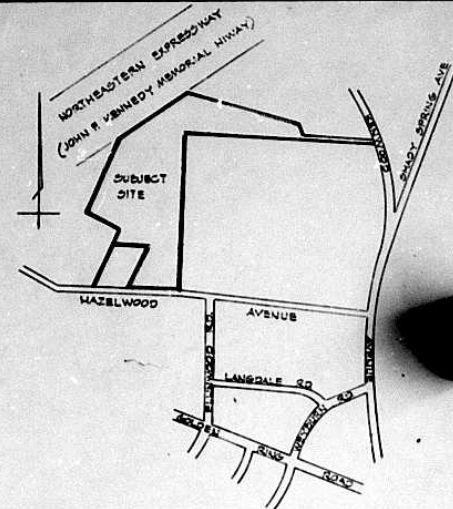
PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY
VICINITY OF
HAZELWOOD AVENUE & KENWOOD AVENUE
14TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=100' DECEMBER 9, 1994



TYPICAL 34 UNIT BUILDING
SCALE 1"=20'

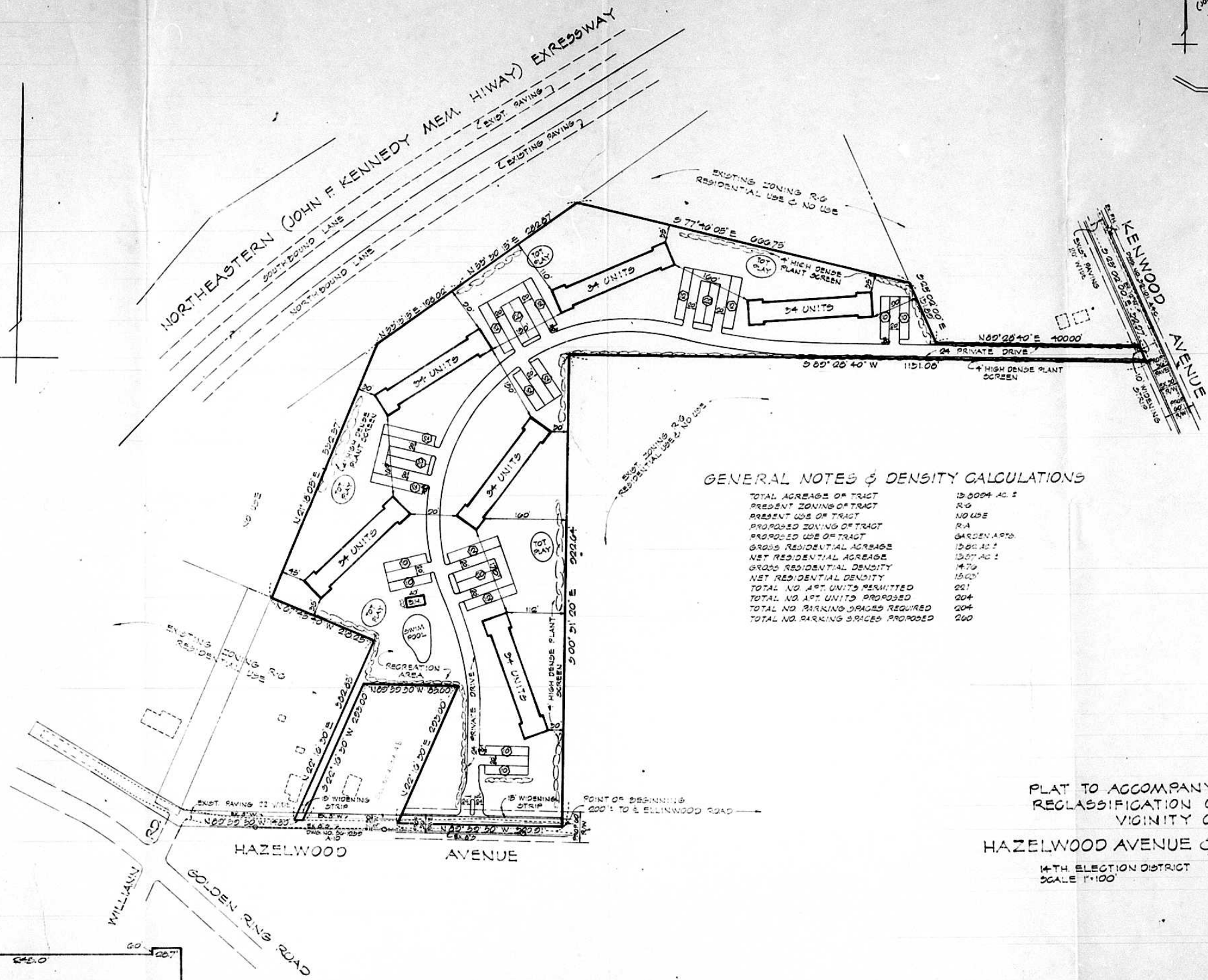
MATZ, CHILDS & ASSOCIATES
2120 N. CHARLES STREET
BALTIMORE, MARYLAND 21218





LOCATION PLAN
SCALE 1"=200'

P. J. Galt



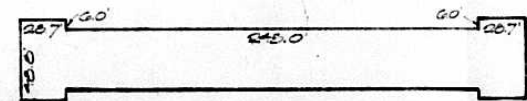
GENERAL NOTES & DENSITY CALCULATIONS

TOTAL ACREAGE OF TRACT	13.0004 AC. ±
PRESENT ZONING OF TRACT	R-6
PRESENT USE OF TRACT	NO USE
PROPOSED ZONING OF TRACT	R-4
PROPOSED USE OF TRACT	GARDEN APTS.
GROSS RESIDENTIAL ACREAGE	10.00 AC. ±
NET RESIDENTIAL ACREAGE	10.07 AC. ±
GROSS RESIDENTIAL DENSITY	14.79
NET RESIDENTIAL DENSITY	15.00
TOTAL NO. APT. UNITS PERMITTED	221
TOTAL NO. APT. UNITS PROPOSED	204
TOTAL NO. PARKING SPACES REQUIRED	204
TOTAL NO. PARKING SPACES PROPOSED	260

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY
VICINITY OF

HAZELWOOD AVENUE & KENWOOD AVENUE

14TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=100' DECEMBER 9, 1964



TYPICAL 34 UNIT BUILDING
SCALE 1"=50'

